

## Heritage High School - Land Use Issues

### Visioning Session Mapping Group Exercise

23 January 2004

A group of nine Seniors participated in a Land Use exercise similar to the one used in the fall Visioning Sessions. Four sites were chosen for the students to work with - two sites were 'fresh' sites, the other two were sites prime for redevelopment. The students answered the question, "What uses should be included on these sites?" Since the students rarely came to a consensus regarding the uses, several scenarios are listed. These answers for three of the four sites are below.

#### Site 1: East of South King Street, West of Evergreen Mill Road, North of Masons Lane

##### 1. What uses should be included on this site?

- Scenario 1 - Construct single-family houses along South King Street so that they comprise half of the main parcel; preserve the rest of the land adjacent to the Evergreen Mill Elementary School as a community park.
- Scenario 2 - Mixed use, split the main parcel into three equally-sized pieces:
  - Single-family houses and townhouses on one portion
  - Commercial uses on second portion
    - Nice gas station (ex. BP)
    - Convenience Store
    - Sit-down restaurants
    - Arby's, Deli restaurant
  - Parkland
- Scenario 3 - Commercial/arts/entertainment uses:
  - Book stores
  - Music stores (used merchandise)
  - Performing arts theater
  - Pawn shop
  - Sit-down restaurants
  - Subway restaurant
  - Dave & Buster's
  - Parkland

- No residential uses
- Scenario 4 - Mixed-use with lots of activity
  - Ice skating rink
  - Roller skating rink
  - Apartment buildings spaced out but connected to each other
- Possible (maybe) uses:
  - Agriculture and crops
- We DON'T Want:
  - Industrial uses (with smoke stacks)
  - Land fill
  - Chicken farms

## 2. Transportation Issues to be addressed:

- Construct sidewalks along South King Street on both sides of the road
- Add crosswalks at all signalized intersections
- Add a traffic signal to the intersection of Evergreen Mill Road and Tolbert Lane
- Widen Evergreen Mill Road to four lanes wide
- When development warrants, widen Masons Lane to four lanes

### Site 3: North of Route 7, West of (new) Battlefield Parkway

#### 1. What uses should be included on this site?

- Split parcel into two pieces (both fronting on Rt. 7)
  - Create a mini 'Town Center' on the western half including:
    - Place for bands to play
    - Coffee shop
    - Smoothie King
    - Include elements of scenarios 2 and 3 from Site 1 (above)
  - Construct businesses/offices on the eastern half

### Site 4: Barber & Ross

#### 1. What uses should be included on this site?

- Scenario 1 - Youth entertainment uses

- Go-karts
  - Miniature golf
  - Batting cages
- Scenario 2 - Van's Skate Park (similar to the skate park in Potomac)
- Scenario 3 -
  - Drive-in movie theater
  - Sit-down and fast food restaurants (Fuddrucker's, Sonic, Checkers)